

004.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,010,500 / 1,010,500

USE VALUE: 1,010,500 / 1,010,500

ASSESSED: 1,010,500 / 1,010,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
73-75		VARNUM ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MIROGIANNIS PETER & KATHY	
Owner 2:	TRUSTEES/KALAGANIS RLTY TR	
Owner 3:		

Street 1: 24 CLEVELAND STREET  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

**PREVIOUS OWNER**  
Owner 1:  
Owner 2:  
Street 1:  
Twn/City:  
St/Prov: Cntry:  
Postal:

**NARRATIVE DESCRIPTION**  
This parcel contains 8,088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2762 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8088		Sq. Ft.	Site		0	80.	0.82	1									530,113						530,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		8088.000	480,000	400	530,100	1,010,500		
Total Card		0.186	480,000	400	530,100	1,010,500	Entered Lot Size	
Total Parcel		0.186	480,000	400	530,100	1,010,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	365.86	/Parcel:	365.8	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,100	400	8,088.	530,100	1,010,600	1,010,600	Year End Roll	12/18/2019
2019	104	FV	371,900	500	8,088.	563,200	935,600	935,600	Year End Roll	1/3/2019
2018	104	FV	371,900	500	8,088.	410,800	783,200	783,200	Year End Roll	12/20/2017
2017	104	FV	348,500	500	8,088.	357,800	706,800	706,800	Year End Roll	1/3/2017
2016	104	FV	348,500	500	8,088.	304,800	653,800	653,800	Year End	1/4/2016
2015	104	FV	310,000	500	8,088.	298,200	608,700	608,700	Year End Roll	12/11/2014
2014	104	FV	310,000	500	8,088.	245,200	555,700	555,700	Year End Roll	12/16/2013
2013	104	FV	322,800	500	8,088.	233,200	556,500	556,500		12/13/2012

Parcel ID 004.0-0007-0006.0

!477!

**SALES INFORMATION**

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	21184-513		5/1/1991		242,500
					No No Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1333	Re-Roof	10,500					

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/21/2009	Measured	189	PATRIOT
3/29/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:									WDK 3 - 72 (72)																	
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									5	WDK OFFP																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									24	(120)																
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:													17															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									UAT SFL FFL BMT 45 (1080)																
Color: gray	View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									12	SFL FFL (12)																
<b>GENERAL INFORMATION</b>				Fpl: 1	Rating: Average	Other									16																
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	WSFlue: 1	Rating: Average	Upper									20 4 SFL FFL (28)																	
Alt LUC:	Alt %:	Lvl 2									7																				
Jurisdct:	Fact: .	Lvl 1									7																				
Const Mod:	Lump Sum Adj:	Lower									4																				
<b>INTERIOR INFORMATION</b>				Totals	RMs: 11	BRs: 4	Baths: 2	HB									9														
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Location:									SFL OFFP (28)																				
Sec Int Wall:	%	Total Units:									SUB AREA																				
Partition: T - Typical	Floor:										SUB AREA DETAIL																				
Prim Floors: 3 - Hardwood	% Own:										Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
Sec Floors: 4 - Carpet	Name:										SFL	Second Floor	1,260	178,050	224,337	UAT	100	FLA	100	A											
Bsmnt Flr: 12 - Concrete	DEPRECIATION										FFL	First Floor	1,232	178,050	219,352																
Subfloor:	Phys Cond: AG - Avg-Good										BMT	Basement	1,080	53,410	57,687																
Bsmnt Gar:	Functional:										UAT	Upper Attic	270	124,630	33,651																
Electric: 3 - Typical	Economic:										WDK	Deck	192	10,960	2,104																
Insulation: 2 - Typical	Special:										OFFP	Open Porch	148	27,030	4,000																
Int vs Ext: S	Override:										Net Sketched Area: 4,182 Total: 541,131																				
Heat Fuel: 1 - Oil	Total: 26.4										Size Ad	2492	Gross Are	4992	FinArea	2762															
Heat Type: 5 - Steam	CALC SUMMARY										IMAGE				AssessPro Patriot Properties, Inc																
# Heat Sys: 2	Basic \$ / SQ: 170.00																														
% Heated: 100	Size Adj: 1.07134831																														
Solar HW: NO	Const Adj: 0.97757620																														
% Com Wall	Adj \$ / SQ: 178.045																														
Central Vac: NO		Other Features: 111000																													
% Sprinkled:		Grade Factor: 1.00																													
Depreciated Total: 479967		NBHD Inf: 1.00000000																													
NBHD Mod:		WtAv\$/SQ:		AvRate:		Ind.Val																									
LUC Factor: 1.00		Juris. Factor:				Before Depr: 178.05																									
Adj Total: 652130		Special Features: 0				Val/Su Net: 114.78																									
Depreciation: 172162		Final Total: 480000				Val/Su SzAd: 192.62																									
<b>MOBILE HOME</b>																PARCEL ID 004-0-0007-0006.0															
<b>SPEC FEATURES/YARD ITEMS</b>																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
19	Patio	D	Y	1	12X10	A	AV	1978	5.38	T	32.8	104			400		400														
More: N																Total Yard Items: 400				Total Special Features:				Total: 400				Image			